



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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G103, 8640 103 Avenue  
Grande Prairie, Alberta

MLS # A2260751



\$230,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home		
Inclusions:	n/a		

This bright, two-storey townhouse in The Village at Crystal Landing makes an excellent first home or investment. Built in 2007, it offers a thoughtful floor plan with two bedrooms and two full bathrooms. The main living area features an open-concept kitchen, dining and living space. Large windows and updated vinyl plank flooring complement the space, while carpet in the bedrooms adds warmth underfoot. A new hot water tank (Nov 2024) ensures peace of mind, and an attached single garage keeps your vehicle warm or provides extra storage. Both bedrooms are a good size and are separated for privacy, making this home suitable for roommates or families. With in-suite laundry, chores are a breeze. The complex is well-managed, and local playgrounds, schools and shopping are just a short walk away. With its affordable price point and great rental potential, this clean, move-in-ready condo is a wise choice for buyers looking to start their ownership journey or expand their investment portfolio.